





# Apt 207 Piccadilly Village, 148 Great Ancoats Street, Manchester, M4 7AA

\*Investing cash buyers only - rented at £953 per month (including bills)\*

Welcome to this charming apartment located in the heart of Piccadilly Village, situated on Great Ancoats Street in Manchester. This delightful property boasts a kitchen/diner, one bedroom and a well-appointed shower room, this apartment makes an ideal rental investment opportunity.

The apartment is located on the second floor, offering a peaceful retreat from the hustle and bustle of the city below. Its waterside location provides a tranquil atmosphere, perfect for unwinding and enjoying the scenic views. Additionally, being close to the station makes commuting a breeze, allowing easy access to all that Manchester has to offer. 177 Sq ft (16 Sq M) total size.

## Price £140,000

### Viewing arrangements

**Viewing strictly by appointment through the agent**

**245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3**

### Additional Information

Rental Income: £953/mth currently -

Service Charge: £2700 per annum

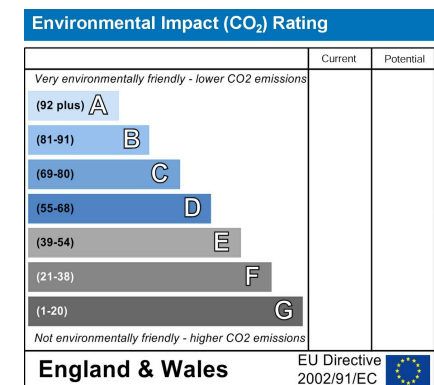
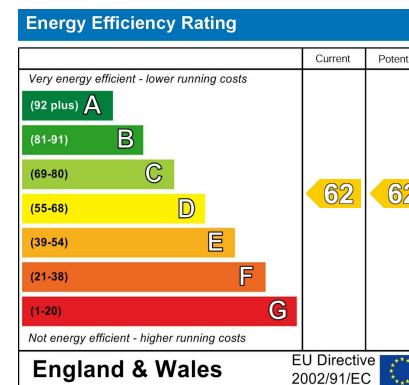
Lease: 250 years commencing from 2018

Ground rent: TBC

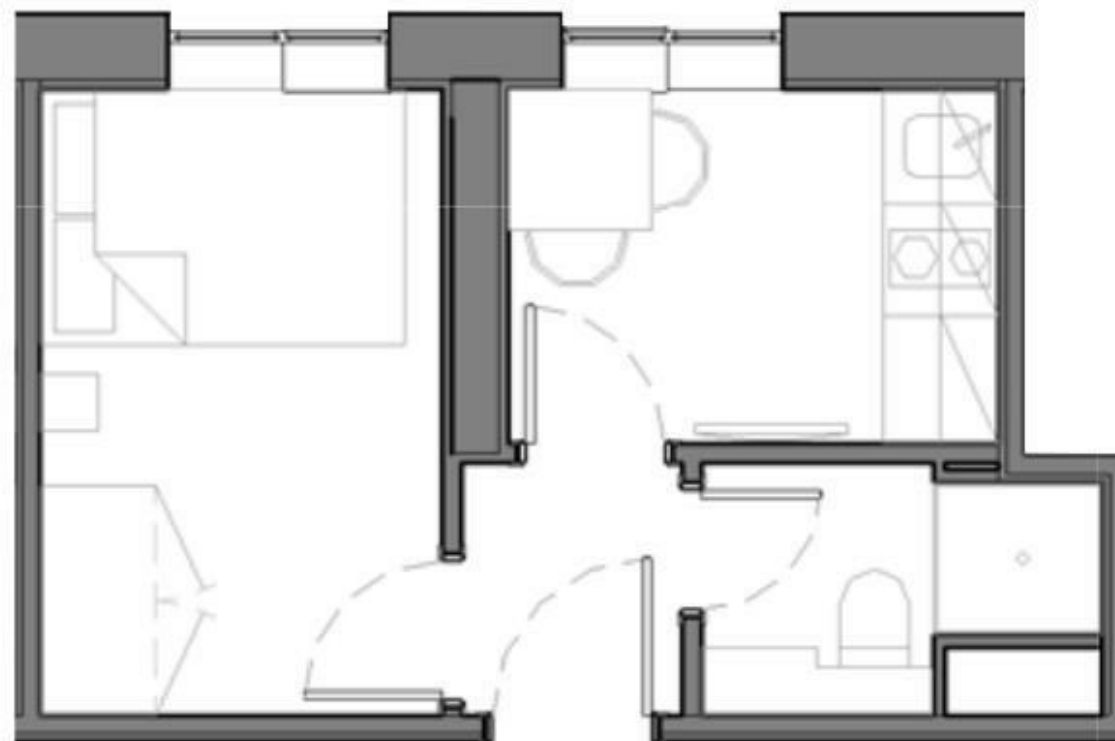
Managing agents: Manchester Apartments

### Agent Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







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